

**ATTENDANCE:**

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair George Downsborough, Jr., Supervisor Jeff Luck, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer John Petrick, Chief of Police Betsy Dupuis, Solicitor Eric Vorwald, Centre Regional Planning Agency
ABSENT	Kim Wyatt, Finance Director
AUDIENCE	C-NET (3) Scott Miller, Resident B. Campbell Myers, Resident

**1. CALL TO ORDER**

The May 28, 2014 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Chair Elliot Abrams.

**2. APPROVAL OF MINUTES**

Mr. Luck moved to approve the May 14, 2014 meeting minutes. Seconded by Mr. Boyer, the motion passed 4-0 with Mr. Abrams abstaining.

**3. PUBLIC COMMENTS**

Mr. Miller stated he is concerned with the traffic on Clearview Avenue and Woodycrest Street and that now the traffic study is done if an item could be added to the next Board of Supervisors agenda for an open discussion.

Mr. Brubaker stated in the 24 hour study does not show an increase of traffic with the reopening of Sheetz..

Mr. Miller asked if possible to have someone keep an eye on and be proactive on a scheduled basis of the cleaning of the drainage on Strouse Avenue. Mr. Erickson answered that there are people out checking when it's raining and that the Township is aware where there are frequent issues and will have the Strouse Avenue drains checked.

Mr. Luck stated if the Township did the counts for multi-way stops and the change is not warranted that the Board will not pursue this.

Mr. Miller stated that the no truck sign has helped and that he has not seen any big trucks coming down Clearview Avenue since installed.

**4. PUBLIC HEARING: Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District**

Mr. Erickson stated that Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such. A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most

4. **PUBLIC HEARING: Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District (CONTINUED)**

necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

At the January Planning Commission meeting, staff presented an overview of possible amendments to the conditional uses in the A-1 Zoning District. Included with the agenda is an updated section of the A-1 Rural District regulations that incorporates the changes (Item 4.1) that were recommended by the Planning Commission at their February meeting.

Prior to scheduling a Public Hearing on the matter an informational session was held on March 18, 2014. Public Works sent out 123 notices (Item 4.2 included with agenda materials) to property owners in the A-1 District with properties that are not in existing residential subdivisions. Approximately 10 residents attended and voiced a wide variety of opinions.

On April 23<sup>rd</sup> the Manager briefed the Board on the comments provided at the session, noting that while most agreed removing hospitals and clinics was appropriate, there was no consensus on the remaining proposed changes. A few advocated for making no additional changes to district regulations while others agreed that the proposed changes would provide protections to neighbors. One or two advocated that fewer regulations was preferable to more regulations.

At the request of a resident who operates ultra-light aircraft from his property, the Hours of Operation limits for Private Recreation were revised to be from 7 am to Civil Sunset or a 1/2 hour after sun-down.

Comments were provided by the Centre Regional Planning Commission and the County Office of Planning and Community Development. Notices (Item 4.0 of the attachments) regarding the Public Hearing were mailed to the same 123 owners invited to the information session.

a. **Public Hearing**

The Public Hearing for the proposed ordinance has been advertised for this meeting. The Board Chair should convene the Public Hearing and receive comments regarding the proposed changes to Conditional Uses in the A-1 (Rural) Zoning District.

The Board convened the Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District Public Hearing at 7:15 PM.

Mr. Miller asked about making rezoning on a case by case basis instead of having something that is set in stone and not be able to go back to make changes. Mr. Erickson stated that this is a move into a more regulatory stance.

Mr. Downsborough moved to close the Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District Public Hearing at 7:18 PM. Seconded by Mr. Boyer, the motion passed 5-0.

4. **PUBLIC HEARING: Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District (CONTINUED)**

b. **Action Consideration**

After the Public Hearing is closed, the Board should consider action on the proposed changes to Conditional Uses in the A-1 (Rural) Zoning District or identify revisions or further information needed before further consideration. Substantive revisions will require re-advertisement and a new Public Hearing. The proposed Ordinance 2014-557 (Attachment Item 4b) is included with the agenda materials.

Mr. Downsborough asked for a perspective view of the A-1 Zoning District through the Centre Region and asked if this is something the Township does alone or something with the Centre Region.

Mr. Vorwald answered yes that it varies by each municipally.

Mr. Luck moved to approve the Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District. Seconded by Mr. Downsborough, the motion passed 5-0.

5. **PUBLIC SAFETY**

a. **Police Report**

Chief Petrick stated that the April report was included with the agenda and that the department sponsored a Juvenile DUI Offender and Underage Drinking Training. He stated at the National Take Back Prescriptions event held at Walmart there were 184 pounds of prescription pills collected. He stated that there was a decrease in reported retail thefts and a slight increase in DUIs.

6. **PUBLIC WORKS**

a. **Valley Vista Drive Intersection Improvements; Cost Estimates**

Mr. Erickson stated that the Township's traffic engineering consultant, Trans Associates, provided a presentation in April on the methodology and results of the review of traffic conditions at the four un-signalized intersections on Valley Vista Drive. A copy of the consultant's report was included with the agenda materials.

The intersections were prioritized to merit upgrades in the following order;

1. Amblewood Way
2. Devonshire Drive
3. Sandy Ridge Drive
4. Oakley Drive

The 2014 Budget provides \$250,000 to possibly start making improvements to one intersection in 2014.

For their final task, the consultant has provided cost estimates for doing the intersections individually and in different groupings. The cost estimates and conceptual layouts for the intersections are included in the agenda materials. The left turn bays are sized to allow three buses to queue while waiting to turn left.

6. **PUBLIC WORKS**

a. **Valley Vista Drive Intersection Improvements; Cost Estimate**

The consultant has provided a cost comparison of doing the intersections individually or all four at once. In addition, the consultant recommends considering doing the Sandy Ridge and Devonshire intersections together, to facilitate the installation of a continuous center lane between the intersections.

The next step in the project would be to issue a Request for Proposal (RFP) for engineering design of one or more intersection. An RFP could be issued for the Amblewood intersection with a contingency to add additional intersections at a later date. Consideration of the funding model for the entire construction package of all the intersections is probably best left for recommendation and deliberation with the next Capital Improvement Plan update in the fall.

The Board is asked to review the cost estimates and construction options and provide direction to staff for proceeding with an RFP.

Mr. Luck stated that to go ahead with Amblewood Way and asked about the traffic during this time and if it can be coordinated with the school district. Mr. Erickson answered that there will be flaggers and that it would not be ready to do this year during the summer break.

Mr. Wise asked about putting in a pedestrian walkway at Amblewood Way. Mr. Erickson answered he will look into it.

The Board agreed to move forward with the Request for Proposal.

7. **ADMINISTRATION**

a. **Open Space Survey**

The Manager will brief the Board on additional analysis of the survey results. See the [April 23rd Board agenda](#) for the results and a summary under agenda item 7a.

With the results of the School District's referendum, the Board can begin discussion towards scheduling an electoral debt referendum question for the November 2014 general election.

Mr. Erickson asked if at this point if he should continue with getting the referendum question on the fall ballot.

The Board agreed to continue with moving ahead with the electoral debt referendum question for the November 2014 general election.

b. **Economic Development Partnership Contribution to the Chamber of Business and Industry of Centre County**

Mr. Erickson stated that in September 2013, the CBICC sponsored an Economic Development Summit for Centre County elected officials and proposed the formation of a Partnership to include public bodies, private businesses and local institutions. Members of the Chamber Board of Directors also addressed the Township Board in November 2013 to request financial support for the Partnership.

7. **ADMINISTRATION (CONTINUED)**

b. **Economic Development Partnership Contribution to the Chamber of Business and Industry of Centre County (CONTINUED)**

In April the Board released the 2013 contribution to the Partnership of \$15,000. The 2014 contribution, also \$15,000, is budgeted to be paid to the CBICC in June 2014. In November the Board developed a set of conditions for making the contributions, included with the agenda materials, and requested that the Chamber provide additional information regarding the budget for the Partnership's activities. A letter and narrative expanding on the budgeted activities proposed by the Partnership is also included with the agenda materials (3B33 is the Chamber's goal to increase the County's total generated revenue from the current \$2 billion to \$3 billion by 2033).

The Board is asked to consider action to release the 2014 contribution to CBICC.

Mr. Downsborough stated that he missed the meeting and asked the other Board members if they were satisfied with the materials that were brought. Mr. Luck stated that he is supportive but still waiting on seeing a plan that is specific enough from CBICC.

Ms. Dupuis stated that there will be another Economic Development Summit scheduled in the early part July and that the Chamber Board authorized the staff moved forward with the creation of a website specific on Economic Development.

Mr. Luck stated that he is not sure what the message focus is on the website.

Mr. Miller stated that there is still no definitive website for the State College or for the Centre County.

Mr. Abrams stated that this is only the second year the Township has released funds to CBICC.

Mr. Downsborough stated that the budget summary that CBICC sent is not what he is looking for and that he is looking for the top level executive summary information of what our pitch is.

Ms. Dupuis stated that this website is not designed for tourism but for economical development reasons.

Mr. Erickson stated he will relay these comments to CBICC.

Mr. Boyer moved to release the 2014 contribution of \$15,000 to CBICC. Seconded by Mr. Wise, the motion passed 5-0.

8. **MANAGER'S REPORT**

a. **Ferne Hollow (Ferne Smith Estates Subdivision) Dry Hydrant Tank Abandonment**

Mr. Erickson stated that last time the Township looked at fire protection regulations about 12 years ago, the Township instituted a requirement that new subdivisions supply a water source for fire protection. Most new subdivisions provided a 4,000 gallon underground tank. He stated that Ferne Hollow Home Owners Association has been making annual payments to the Township to build up a fund for the maintenance and replacement of the tank in which there is \$8,250 in that fund. He stated that last year State College Water Authority installed a water line with hydrants on Sky Top Lane in which the tank is technically no longer needed. He plans to send a letter to Ferne Hollow HOA to release the monies in the fund and put the money to Patton Township Authority General Fund to assist with PTA in helping with other water line extensions in the future.

8. **MANAGER'S REPORT (Continued)**

b. **Adjustment to CRPA Contributions for Local Planning Services**

Mr. Erickson stated that the Township moved from full-time planner to part-time planner at the end of last year. He stated that CRPA billed Patton Township at the full-time rate for the first quarter and CRPA is going to reduce the annual contribution by \$40,000.

9. **COMMITTEE REPORTS**

There were no committee reports.

10. **OTHER BUSINESS**

There were no other business.

11. **ADJOURNMENT**

There being no further business, by Mr.Boyer's motion and Mr.Luck's second, the meeting was adjourned at 7:57 PM.

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Douglas J. Erickson, Township Secretary